

**District VI Advisory Board  
Minutes**  
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**Wednesday  
July 16, 2008  
6:30 p.m.**

**Evergreen Recreation Center  
2700 N. Woodland  
Lounge Clubroom**

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI councilwoman led the meeting with eight (8) District Advisory Board members in attendance, six (6) city staff and ten (10) members of the public who signed in.

**Members Present**

Jaya Escobar  
Pat Randleas  
Bob Aldrich  
C. Bickley Foster  
Marsha Carr  
Bob Schreck  
John VanWalleghen  
Carol Skaff

**Members Absent**

Stacie Longwell  
Charlie Claycomb  
Janet Miller

**Staff Present**

Terri Dozal, Neighborhood Assistant  
Derrick Slocum, Planner

**Guests**

**Listed at end**

Janis Edwards, City Clerk swore re-appointed DAB members prior to the meeting.

**Council Member Fearey** called the meeting to order at 6:30 p.m. welcoming everyone and asked members to introduce themselves and state their representation on the board.

**Approval of Minutes**

There were no minutes for approval.

**Approval of Agenda**

The agenda was approved with an amendment. **(Miller/Schreck 7-0)**

**Aldrich** arrived at 6:35 p.m.

**Public Agenda**

1. **Scheduled items:** None at this time

2. **Off-agenda items:** *Bruce Simkins*: wanted to discuss about a public safety issue. After the April 08 DAB meeting he was leaving the Evergreen facility. He said 27<sup>th</sup> street is poorly lit and people playing in the park are parking on both sides of the street. In order to pass, people on the street had to lean up to their cars to let traffic pass. *Simkins* felt this was unsafe and has notified the city of this issue.

**Aldrich** arrived at 6:35 p.m.

\*\*\*\*\* **Action:** Provide comments/take appropriate action.

**Staff Presentations**

**Old Business**

3. **ZON2008-00035** –rehear case

The District VI Advisory Board (DAB) revisited the case on a zone change request from SF-5 Single-family Residential (“SF-5”) to B Multi-family Residential (“B”). This is generally located southeast of the intersection of North Arkansas Avenue and 37<sup>th</sup> Street North. *Derek Slocum, Planner* presented the case and included a PowerPoint presentation of the area zoning. The agent for the applicant was present –*his answers are in italics*.

**Foster** asked what do you plan to put in there and what is the parking ratio. *We plan to put 24 units of two level apartments for lower income rent with high security, no frills and with a fence. The parking ratio is 11/2 vehicles per renter or 36 vehicles.*

**Carr** inquired how wide is the property running north/south. *It runs 100 feet.*

**Schreck** stated there were a lot of apartments and cars and if they have talked about getting fire trucks in there? *No.*

**Skaff** asked if cars would be visible to the street and what type of fencing? *The cars would not be visible to the street and still not sure about what type of fence.*

**Escobar** asked if the applicant has built other units in a similar size lot or if they have anything to compare this with? *No comparison but we know there is a need for these apartments even if they are small.*

**Skaff** stated with the small lot and parking requirements would there be any green space for kids? *Not much.*

**Randleas** asked what the name of the organization was. *Jeff Ventures Ministry*

**Schreck** suggested the lighting not reflect out but down so it won't shine into area homes and is concerned about the two-story level viewing onto other neighbors homes.

**Carr** said if this is not approved than what could the property be used for. *Slocum* responded it could be family residential with possibly nine lots or just leave as is.

**Aldrich** asked if this was a requested zone change and with all the issues of platting would you consider to down scale. *The applicant responded this was a zone change and he would consider downscale.*

**Foster** stated that platting doesn't control height but a protective overlay does, correct. Yes.

There were four area residents to speak on the case with the following concerns: 1) this has not been a very thought out plan as there is not room for what is to be built; 2) there is no place for kids to play; 3) the existing complex in this area has brought problems such as vandalism and we don't want any more and 4) This is not a part of the makeup of our neighborhood.

The agent stated there are concerns about the children and I won't say we can't put a playground on the property but we will have to see what will work and I understand these concerns.

**Fearey** included the DAB could request a protective overlay with certain conditions be included in any recommendation.

**Aldrich** asked where the utilities would be located. *Slocum* responded the utilities are along Arkansas.

**Foster** stated this was an awkward piece of land and he was concerned about the height of the structure. We could include a protective overlay to have this be a one story structure but it will still be very tight

**Carr** included that most of the area will be concrete and with all the set backs I don't know how they can get anything to fit.

**VanWalleghen** said the north apartment complex already has too many units including too much traffic.

**Randleas** finished by stating the area has very large peaceful lots with families raising their children. This is not in the makeup of the neighborhood. We don't want a California ministries coming into our neighborhood.

**Fearey** announced to the public the next steps to take would be to go and speak at the MAPC meeting.

\*\*\*\*\* **Action:** The District VI Advisory Board made a motion to recommend to the City Council **Denial** of the zone change request. (**Randleas/Carr 6-2 Aldrich/VanWalleghen**)

## **UPDATES FROM COUNCIL MEMBER**

### **ANNOUNCEMENTS**

#### **Board Agenda**

##### **5. Problem Properties**

- **Aldrich** stated his previous complaint about a tree blocking the view of on-coming traffic in the Orchard Park area had been cut.
- **SW corner of 13<sup>th</sup> and River Blvd:** vacant home where no one is mowing and high weeds are obstructing the view of the street.
- **Meridian - 235:** leftover trash from a construction site.
- Notify candidates where to put their election signs.

6. **Neighborhood Reports**

- Orchard Park will be having a cell tower request for the September DAB meeting
- National Night Out on August 5<sup>th</sup>, **Aldrich** will be holding a celebration at his home from 5-7pm

**Carr** stated it would be nice to have a downtown police bureau as it would be centralized.

It was stated we should be proud of **Councilmember Fearey** who had a hard decision to make when it came to the Warren Theatre in Old Town.

Thanks were also given to Fearey for hosting the DAB at the Wingnuts ballgame with great fireworks afterwards.

\*\*\*\*\***Recommended Action:** Receive and file

\*\*\*\*\* **Action:** Receive and propose appropriate action.

- **Next DAB meeting will be held on Monday-August 4<sup>th</sup> at 6:30 p.m.**

With no further business to discuss the meeting adjourned at 7:35 p.m.

**Guests**

Ario Landreth	3445 N Salina ALANDRETH@COX.NET
Charlene VanWalleghen	2524 Hyacinth
Jim Bell	2116 E Central
Bruce Simkins	501 W 42 <sup>nd</sup> N Earhart Assn
Christine Eberle	1814 Joann N.W. Big River NA
Dawn VanAuken	3620 Woodrow Ave 67204
Jan Laware	3620 Woodrow 67204
Paula Thomas	1123 W. 36 <sup>th</sup> N. <a href="mailto:plalathomas@yahoo.com">plalathomas@yahoo.com</a>
Tom Carr	1027 W. River 67203 RCA
Corinne Adams	1546 Hood 67203 N. Riverside

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant